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HYDERABAD, FRIDAY, JUNE 27, 2008.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(I₁)

DRAFT VARIATION TO THE HYDERABAD URBAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM INDUSTRIAL USE ZONE TO COMMERCIAL USE ZONE OF KAVADIGUDA, SECUNDERABAD.

*[Memo. No.23134/I₁/2007, Municipal Administration & Urban Development
24th June, 2008.]*

The following draft variation to the land use envisaged in the zonal Development Plan-III of MCH area which is proposed in exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban Areas (Development) Act, 1975 (Act-I of 1975) read with rule 13-A of Urban Development Authority (Hyderabad) Rules, 1977, is hereby published as required by sub-section (3) of the said section.

Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in Pr.No.old H.No.6-6-8/32 and 395/A in Survey.Nos. 33 to 39 of Kavadiguda, Secunderabad to an extent of Acres 1672.24 Sq.Mtrs which is presently earmarked for industrial use zone in the notified Zonal Development Plan – III MCH area is now proposed to be designated as Commercial use zone under category-C in terms of G.O.Ms.No. 766, MA & UD (I₁) Department, dated: 18-10-2007, subject to the following conditions; namely:-

- (1) the applicant shall pay development charges to Hyderabad Urban Development Authority as per rules in force, before issue of final orders.

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- (2) the applicant shall pay balance processing fee to Hyderabad Urban Development Authority before issue of final orders.
- (3) that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
- (4) the applicant shall obtain prior permission from Hyderabad Urban Development Authority before undertaking any development in the site under reference.
- (5) the owners/applicants shall hand over the areas affected under the notified roads to the local bodies at free of cost.
- (6) the owners/applicants shall develop the roads free of cost as may be required by the local authority.
- (7) the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission /development permission, and it must be ensured that the best financial interests of the Government are preserved.
- (8) that the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
- (9) the owners/applicants are solely responsible for any misrepresentation with regard to ownership /title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- (10) the change of land use shall not be used as the proof of any title of the land.
- (11) the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- (12) the Change of Land Use does not bar any public agency including Hyderabad Urban Development Authority/ Hyderabad Airport Development Authority/Cyberabad Development Authority to acquire land for any public purpose as per Law.
- (13) after demolition of the existing building, clearance if any required from Urban Land Ceiling Authorities should be obtained before approaching the Municipal Corporation of Hyderabad / Hyderabad Urban Development Authority for building permission.
- (14) the applicant shall pay impacat fee of three times the rate prescribed for category-C roads under G.O.Ms.No. 766, MA & UD (I₁) dated 18-10-2007 to GHMC at the time of obtaining building permission.

SCHEDULE OF BOUNDARIES :

NORTH	:	Rajalaxmi Griha Nirman Pvt. Ltd
SOUTH	:	N/s. PGCIL
EAST	:	Existing Road
WEST	:	Open land of praga Tools Ltd.

S. P. SINGH,
Principal Secretary to Government.

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